

Planning Resolutions

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General Manager
Ballina Shire Council
PO Box 450
Ballina 2478

Attention Simon Scott

Dear Paul,

**Re: Planning Proposal Request
78 Hutley Drive LENNOX HEAD – Lot 1 DP1070446**

As discussed with Council's Strategic Planner, Simon Scott, attached is a request to prepare a Planning Proposal for Lot 1 DP1070446. The proposal requests a change in the permitted lot size from a minimum of 600m² to 450m² for all the land that is within *Zone R3 - Medium Density Residential*.

The land has recently been purchased by Lennox Rise Pty Ltd. The land will be developed by Lateral Properties. Lateral Properties is an Australian owned and managed company with award winning credentials and over 30 years' experience in the provision of quality land estates in South East Queensland.

Development Consent for the development of 168 residential lots on the land, in two stages, was granted by Council on 27 November 2014. Lateral Properties has been consulting with Council staff regarding a revised subdivision layout. The draft modified subdivision layout is provided in Appendix A.

Currently Lateral Properties is planning on achieving 450m² lots via the integrated development clause in the Ballina LEP. They are keen to achieve these lots without the unnecessary integrated development restrictions. Attached in Appendix B is a selection of house designs from builders at Peregian Breeze, a Lateral Properties residential estate on the Sunshine Coast. These proven designs all fit on a 450m² lot.

Council's contemporary minimum lot size for urban release areas, with relatively unconstrained land, has been 450m². This is particularly so for land within *Zone R3 - Medium Density Residential*. This is the case for Cumbalum Precinct B and land on Old Coast Road, Skennars Head (Stewart Farm) and also large parts of Cumbalum Precinct A. This is also the contemporary lot size in major urban centres and increasingly regional centres. The smaller lot size is favoured in that it:

- A. Provides a more sustainable housing model,
- B. Provides for better social interaction and cohesion,
- C. Provides an opportunity for more affordable housing, and
- D. Limits urban sprawl with its associated impacts on farmland and sensitive ecological areas.

8.5 LEP Amendment Request - Lennox Rise, Lennox Head.DOC

The examples in Appendix B shows that Lateral Properties have experience in delivering a housing model with a mixture of lots down to 450m².

A cheque for \$3,790, for the stage one commencement fee, will be sent under separate cover by Lennox Rise Pty Ltd.

I look forward to your favourable report to Council to initiate the Planning Proposal process. Should you require any clarification of the above information please contact me on 0437859959.



Yours faithfully
Chris Pratt
Planning Resolutions
20 March 2019



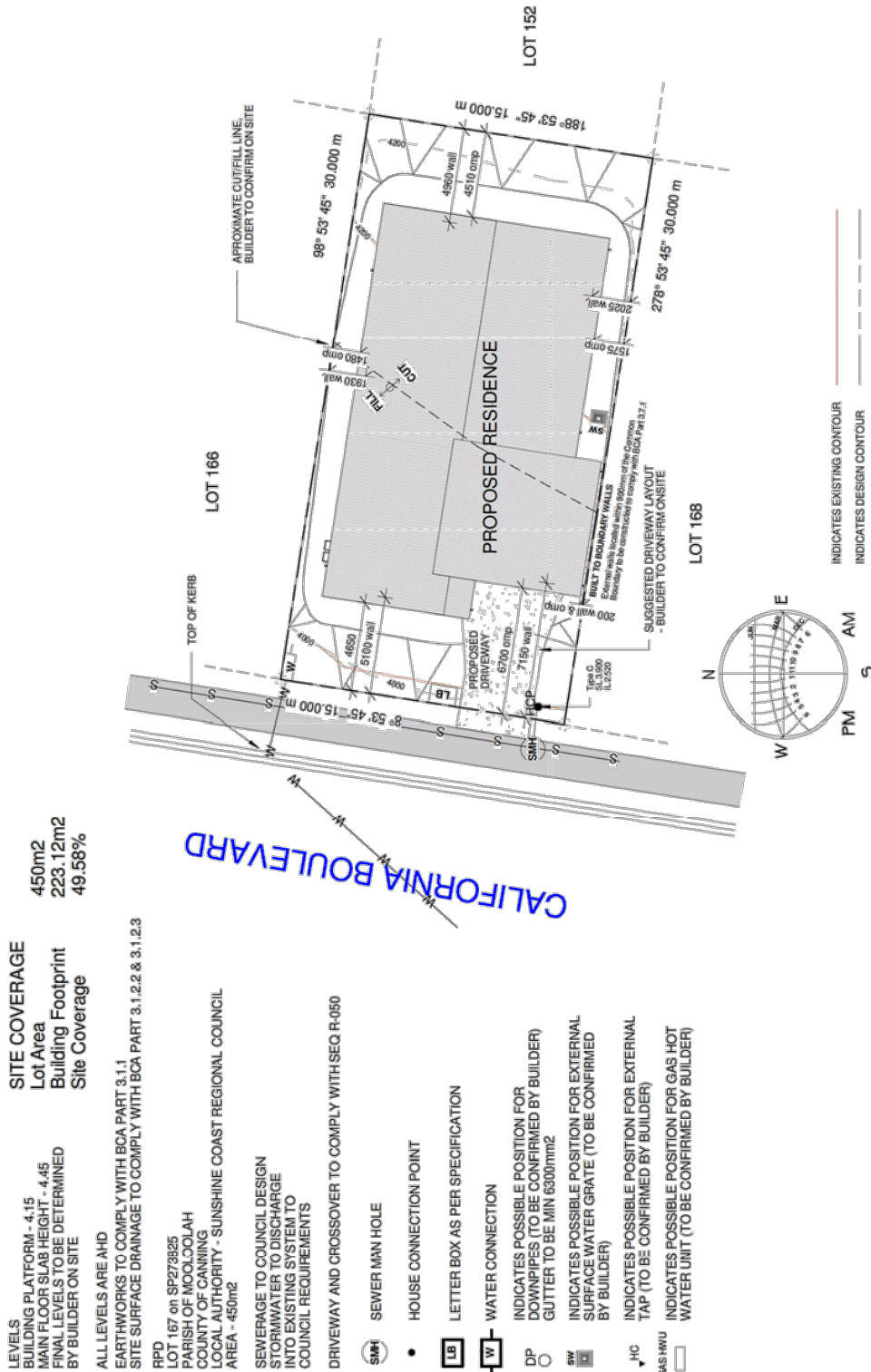
APPENDIX A

Draft modified subdivision layout

APPENDIX B

Small lot housing examples from Lateral Properties

WORKING DRAWINGS



LOT 167

SEE SAFETY NOTES FOR WPHS REQUIREMENTS FOR THIS BUILDING

| Revision | Schedule | Description | Date |
|----------|----------|-------------|-----------|
| 2 | 14 | CF | 19-Apr-16 |
| 14 | 2 | CF | 16-04 |

Site Plan
Scale on A31 : 200

PROPOSED NEW DWELLING
Lot 167 CALIFORNIA BVD,
PEREGIAN SPRINGS

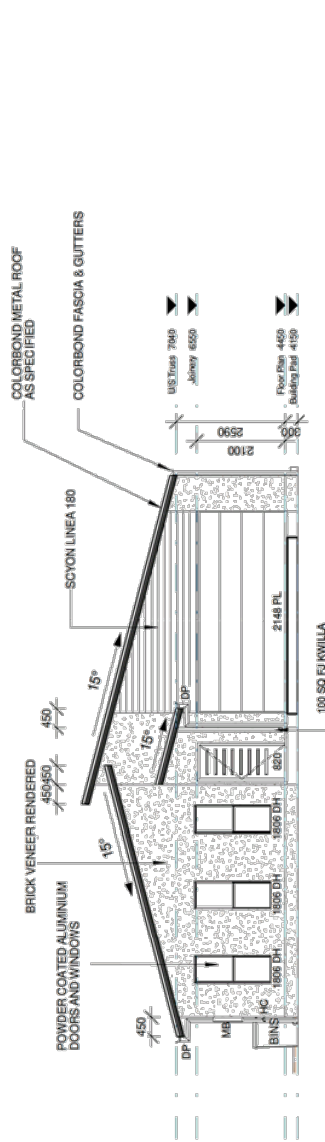
for Hailey & Nathan CARROLL

Project number 16-024
Date 19-Apr-16
Drawn by KJ
Checked by CCL

ALL LEGAL CHECKS MUST BE COMPLETED AND A VALIDATED IN THE APPROPRIATE JURISDICTION. THE BUILDING CODE OF AUSTRALIA, LOCAL, STATE, TERRITORY AND COMMONWEALTH GOVERNMENT REGULATIONS, CURRENT EDITIONS OF AUSTRALIAN STANDARDS & MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE REGULATIONS MUST BE ADHERED TO. ALL DIMENSIONS TO BE MARKED PRIOR TO BEING SET OUT. UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

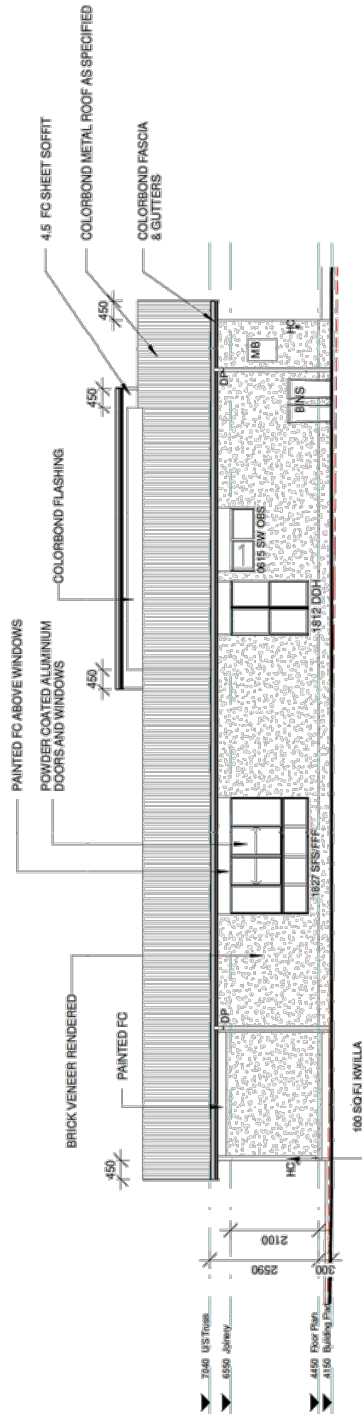
WORKING DRAWINGS

19-Apr-16 12:39:25 PM



ELEVATION A

SCALE: 1 : 100



ELEVATION B

SCALE: 1 : 100

LOT 167

SEE SAFETY NOTES FOR WPHS REQUIREMENTS FOR THIS BUILDING
Elevations 1

PROPOSED NEW DWELLING
Lot 167 CALIFORNIA BVD,
PEREGIAN SPRINGS

Date

Revision/Schedule
Description

No.

DESIGNER
ChilleFreaky
Civil Engineering Ltd
PO Box 1315
Buderim Qld 4556
E-MAIL: info@chillefreaks.com.au
PHONE: 07 5497 0530
MOBILE: 0430 562 872
AQCC Lic: No. 1134953
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E-MAIL: info@construct.com.au
QBCC Lic # 11103360



Project number
Date
Drawn by
Checked by

4
14
16-024
19-Apr-16
KAJ
CCL

Date

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NOTE- PROVIDE BUSH FIRE COMPLIANT SARKING TO ENTIRE ROOF AREA.

ELEVATION LEGEND

GENERAL

- SKYLIGHT
- ROOF GOWL
- ARTICULATION JOINT

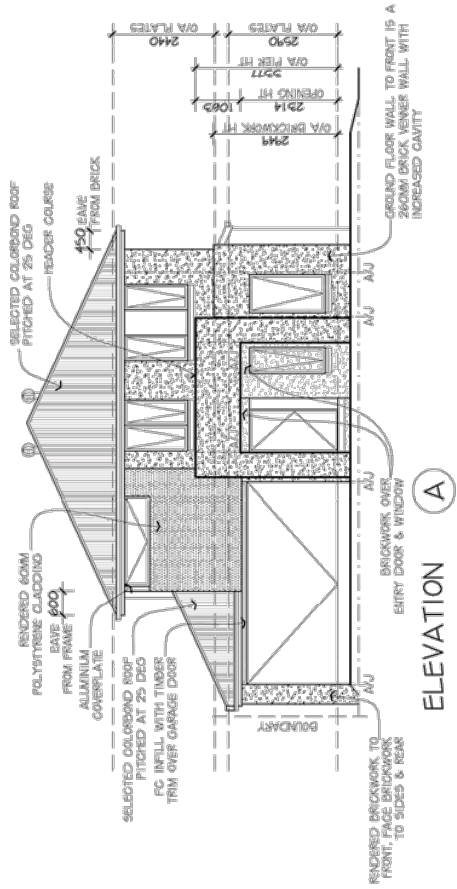
DOORS & WINDOWS

- SLIDING OPENING
- FIXED

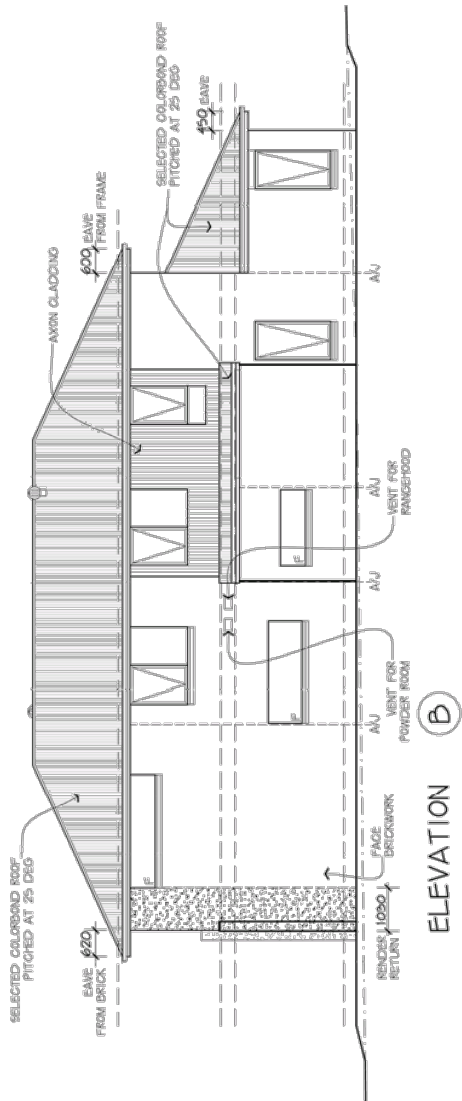
NOTES

- FC INFILLS USE ALL CHAIR / WINDOW OPENING UNLESS INDICATED OTHERWISE
- ISOMA SLOTTED GIRD GUTTER WITH APPROVED OVERFLOW BRUIER

CANTILINERD TRUSSES



ELEVATION (A)



ELEVATION (B)

| | |
|------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |

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 JOB # CD9-#-45600
 DRAWN A-16/11/16
 SCALE 1:100

ELEVATIONS

| | | |
|---|---------|-------------------|
| SHEET 3 | HAND LH | Miller |
| FOR MR O'BRIEN & MRS NEWTON | | Sahara Belle Q3 |
| AT LOT 67 Peregian Dreeze Drive, Peregian Beach | | plantations homes |

A DIVISION OF HENLEY ARCHITECTS (QLD) PTY LTD
 3/54 PACIFIC HIGHWAY, SPRINGWOOD QLD 4050